Horsham District Council

Mrs Stephanie Newell
Limekiln Farm
Ghyll House Farm
Broadwater Lane
Copsale
Horsham
West Sussex
RH13 6QW

Application Number: DC/26/1182

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of Condition 1 and removal of Conditions 10 and 11 of planning permission DC/23/1325 (Construction of a stable block with associated storage and staff room facilities, machinery/hay storage barn, water borehole plant room and sand school) for amendments to the machinery barn and stable block designs and the removal of conditions relating to the private water supply and borehole mitigation measures.

Limekiln Farm Ghyll House Farm Broadwater Lane Copsale

to be carried out in accordance with Application No. DC/26/1182 submitted to the Council on 10/08/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes
Head of Development and Building Control

Date: 12/10/2026

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Showing use	MBP/2607-01	23.07.2026
Plans	Elevations and Photos	MBP/2607-02	23.07.2026
Block plan		MBP/2607-05	23.07.2026
Plans	Layout and Roof	MBP/2607-03	23.07.2026
Plans	Elevations and Section	MBP/2607-04	23.07.2026
Location plan		NONE	23.07.2026
Layout plan	Landscape Plan	MBP/0523/04	07.07.2023
Plans	MANURE STORE	MBP/0523/03 A	20.02.2024
Plans	SAND SCHOOL	MBP/0523/05 A	20.02.2024
Supporting Statement	BUSINESS PLAN	NONE	07.07.2023
Supporting Statement	ECOLOGY	LLD2894-ECO-REP-001-00-EclA	07.07.2023
Supporting Statement	LANDSCAPE AND VISUAL APPRAISAL	NONE	07.07.2023
Supporting Statement	APPENDICES (LVA)	Appendices	07.07.2023
Supporting Statement	MANURE STORAGE	NONE	07.07.2023
Supporting Statement	PLANNING STATEMENT	NONE	07.07.2023
Supporting Statement	ARBORICULTURAL SURVEY	tr-1654-22	07.07.2023
Details plan	SCHEMATIC DRAINAGE PLAN	MBP/0523/20	18.06.2024
Details plan	FLOOD RISK PLAN	MBP/0523/14 A	20.02.2024
Tree plan	ROOT PROTECTION PLAN	TR-1654-22 / MBP0523/04A	20.02.2024
Elevation & Floor plan	BOREHOLE PLANT BUILDING	MBP 0523/11 A	20.02.2024
Supporting Statement	ECOLOGICAL IMPACT ASSESSMENT	NONE	07.08.2023
Supporting Statement	FLOOD RISK ASSESSMENT	NONE	30.11.2023

Reason: For the avoidance of doubt and in the interest of proper planning.

2 Not used.

3 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the drainage scheme approved under application DISC/24/0255.

Reason: To ensure the satisfactory drainage of the site and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement approved under application DISC/24/0212. The approve details shall be adhered to throughout the construction period.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the Construction Site Set-Up details approved under application DISC/24/0212. The approved measures shall be retained and adhered to for the duration of the construction works associated with the development.

Reason: To safeguard the amenities of nearby occupiers and to accord with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the Fire & Rescue Vehicle Access and Circulation details approved under application DISC/24/0212 and shall be retained as such thereafter.

Reason: To ensure the safe operation of the development and to maintain suitable access and circulation arrangements for fire and rescue vehicles.

7 **Regulatory Condition**: The scheme of soft landscaping works approved under DISC/24/0212 shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: The hard landscaping scheme approved under DISC/24/0255 shall be implemented prior to the occupation of any part of the development hereby permitted (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To ensure a satisfactory development that is sympathetic to the landscape character and appearance of the area and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework.

9 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the Biodiversity Enhancement Strategy approved under application DISC/24/0212. All biodiversity enhancement measures identified within the approved strategy shall be implemented in full in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To enhance protected and priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Distroct Planning Framework (2015).

10 Not used.

11 Not used.

12 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the finished sand school surface details approved under application DISC/24/0212, and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to ensure the development remains appropriate to its rural setting in accordance with Policies 10 and 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the details of Refuse & Recycling Facilities + Manure Storage and Removal approved under application DISC/24/0212. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the including the Preliminary Ecological Appraisal (Lizard Ecology Ltd., August 2023).

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

16 **Regulatory Condition**: If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at

least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.